



February 11, 2014

Item No. 4

**AUTHORIZATION TO EXECUTE CONTRACT WITH MADISON CONSTRUCTION COMPANY
FOR ENVELOPE, LIFE SAFETY AND MECHANICAL SYSTEMS AT JUDGE FISHER APARTMENTS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the envelope, life safety and mechanical systems at Judge Fisher Apartments in the firm fixed amount of \$10,537,000 plus a not to exceed amount of \$632,220 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as a discovered conditions, historic preservation compliance or code compliance issues for a total amount not to exceed \$11,169,220. The Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. Judge Fisher Apartments is located at: 5821 N. Broadway, Chicago, IL.

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: General Fund

SOLICITATION SUMMARY

Specification No.: IFB #61
Vender: Madison Construction Company
5317 West Chicago Avenue
Chicago, IL 60651

PROCUREMENT INFORMATION**Contract Type:**

Construction Services

Base Contract Amount: \$10,537,000

Contingency amount: Not to Exceed \$632,220

The aggregate amount: Not to exceed \$11,169,220.

Contract Period:

Scope of Work to be completed within 540 calendar days from the date set forth in the Notice to Proceed

Solicitation Release Date:

November 21, 2014

Days Advertised:

30 days

Addendum(s):

1) December 12, 2014

2) December 17, 2014

Option Period: not applicable**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed**Vendor List:** 866**Pick-Up List:** 65**Pre-Bid Date:** November 26, 2014**Solicitation Due Date:** December 19, 2014**Assist Agencies:** 66**Respondents:** 4**M/W/DBE Respondents:** 1

<u>COMPLIANCE INFORMATION</u>	New Hires Needed	Required	Proposed
M/W/DBE Participation		40% \$4,214,800	40.5% \$4,267,761
Section 3 Hiring No. (30% of new hires)	12	4	8
Section 3 Business Concern		10% \$1,053,700	12% \$1,267,761
- Other Economic Opportunity	Section 3 Job Titles: Laborers (2), Carpenters (2), Painters (2), Masons (1), Flooring (1)		

GENERAL BACKGROUND /EXPLANATION

Judge Harry Fisher Apartments is a senior development located at 5821 N. Broadway. Built in 1964, the building is 22 stories tall, covering 200 units.

The scope of work for this project consists of renovation of common areas finishes, new heat pump/ac in each unit, new security system and fire alarm, fully sprinklered building, removal of a/c unit in each unit and replace with glazing, and new air unit for common corridors.

The Life Safety Program is the CHA's ongoing commitment to having all of our high-rise buildings compliant with the city of Chicago's High-Rise Safety Code. The City of Chicago Code requires fully sprinklered life safety building systems to be code compliant by January 1, 2017.

- Fire Protection: Communication systems, control panel, fire alarm phones in stairwell
- Alarm Systems: Smoke, heat, and carbon monoxide detectors, horns and strobe warning devices
- Suppression Systems (Fire sprinklers in common areas and units): Sprinkler pipe and sprinkler heads, fire pump
- Elevator Upgrades, Recall System, Elevator Programming

RECOMMENDATION

The Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the envelope, life safety and mechanical systems at Judge Fisher Apartments for the amount of the winning bid of \$10,537,000 + \$632,220 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders (justified as discovered condition or historic preservation and code compliance issues) for a total not-to-exceed amount of \$11,169,220.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Deputy Chief of the Capital Construction Department concurs with the recommendation to enter into a contract with Madison Construction Company for the envelope, life and safety and mechanical systems at Judge Fisher Apartments.

The CEO/President recommends approval to enter into a contract with Madison Construction Company for envelope, life safety and mechanical systems at Judge Fisher Apartments.

RESOLUTION NO. 2015-CHA-14

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 11, 2015 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH MADISON CONSTRUCTION COMPANY FOR ENVELOPE, LIFE SAFETY AND MECHANICAL SYSTEMS AT JUDGE FISHER APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the envelope, life safety and mechanical systems at Judge Fisher Apartments in the firm fixed amount of \$10,537,000 plus a not to exceed amount of \$632,220 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as a discovered conditions, or code compliance issues for a total amount not to exceed \$11,169,220. The Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. Judge Fisher Apartments is located at: 5821 N. Broadway, Chicago, IL.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

